

**Applicant:** Bernalillo County  
Zoning, Building, Planning &  
Environmental Health Department  
111 Union Station St. SE  
Albuquerque, NM 87111

**Property Owner:** Loretta Chavez  
1660 14<sup>th</sup> Street  
Rio Rancho, NM 87124

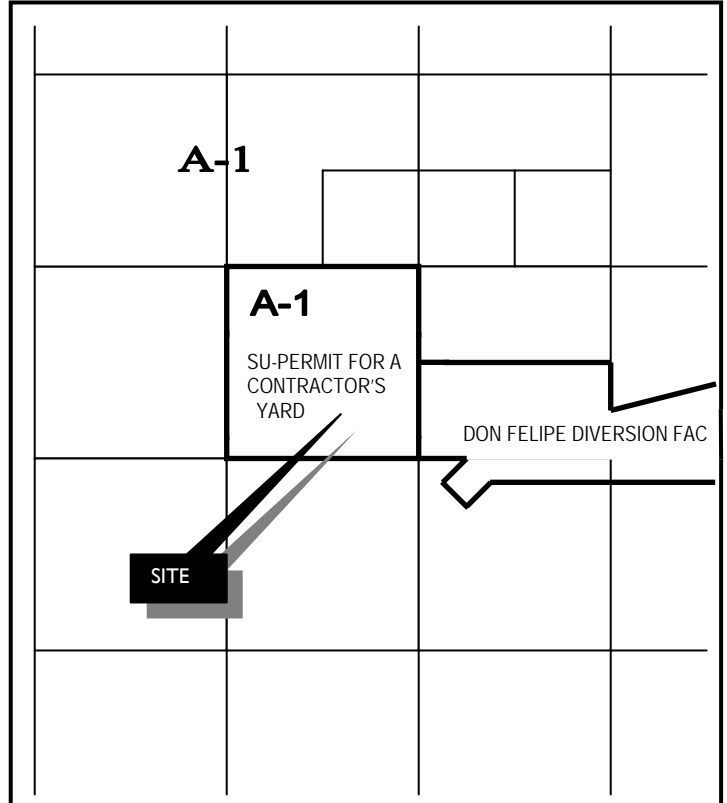
**Location:** Pajarito Road, approximately  
1 mile west of Coors Blvd.

**Property Size:** 10 acres +/-

**Existing SUP:** Special Use Permit for a  
Contractor's Yard

**Zoning:** A-1; Rural Agricultural

**Recommendation:** Cancellation



**Summary:** The Zoning, Building, Planning & Environmental Health Department proposes cancellation of an existing Special Use Permit for a Contractor's Yard (CSU-40012). This matter was deferred from the CPC's September and December 2007 hearings at the request of the county to allow the permit owner an opportunity to submit a revised site development plan for the property. The necessary plan has been reviewed by staff, and there were a few changes needed on the plan. However, because of the good-faith efforts extended by the owner, staff requested and received a 90-day deferral from both the March 2008 and June 2008 CPC meetings to allow additional time for changes to be made to the plan, as well as the implementation of the necessary improvements on the property.

However, as of the publication deadline for this report, staff is unaware of improvements made to the property, and is most concerned about the continued lack of an approved development plan as required by Condition 16 of the SUP. Cancellation is not a request the county takes lightly, but in consideration of the multiple efforts on behalf of the county in reviewing, approving, and working with the owner to bring the property into compliance with the applicable standards rather than forfeit the Special Use Permit, cancellation appears to be the only possible recommendation for this matter at this time.

**Staff Contact:** Brennon Williams, Zoning Administrator

**Attachments:**

1. CPC's Notices of Deferral (June 5, 2008, Mar. 7, 2008, Dec. 7, 2007, & Sept. 7, 2007)
2. BCC's Notice of Decision for SUP (August 26, 2004)
3. Departmental correspondence concerning noncompliance (April 11, 2007 & May 11, 2007)
4. ZA's Final Notice pending cancellation request (June 4, 2007)
5. ZA's correspondence concerning site plan changes (November 20, 2007)
6. Input from neighborhood associations regarding cancellation
7. Zone Atlas page